STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION
59 South Prospect Street, Hartford, Connecticut 06106
(203) 566-3005

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

IDENTIFICATION
1. BUILDING NAME: Common: Israel Bailey House
   Historic: same

2. TOWN/CITY: Middletown
   VILLAGE: 
   COUNTY: Middlesex

3. STREET & NUMBER (and/or location): 214 High Street

4. OWNER(S): Wesleyan University
   PUBLIC X PRIVATE
   Historic: Residence
   Residence

5. USE: Present: Residence (multiple)
   Historic: 

6. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: x yes no
   Interior accessible: x yes, explain with permission no

DESCRIPTION
7. STYLE OF BUILDING: Federal-Greek; Italianate Remodelling
   DATE OF CONSTRUCTION: Between 1825 and 1838
   (probably 1827)

8. MATERIAL(S) (indicate use or location when appropriate):
   x clapboard
   asbestos siding
   wood shingle
   asphalt siding
   board & batten
   stucco
   aluminum siding
   concrete: type:
   other:

9. STRUCTURAL SYSTEM:
   x wood frame; x post and beam balloon
   load bearing masonry structural iron or steel
   other:

10. ROOF: type:
    x gable
    flat
    mansard
    monitor
    sawtooth
    gambrel
    shed
    hip
    round
    other

    material:
    wood shingle
dam
    roll asphalt
    tin
    slate
    asphalt shingle
    built up
    tile
    other:

11. NUMBER OF STORIES: 2½

12. CONDITION: Structural:
    x excellent
    good
    fair
    deteriorated
    Exterior:
    x excellent
    good
    fair
    deteriorated

13. INTEGRITY: Location: x on original site
    Alterations: x no, x yes, explain: Victorian bay windows north side added (after 1877); rear wings added and joined under one roof 1877

14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES:
    barn
    shed
    garage
    x other landscape features or buildings: parking
    carriage house
    shop
    garden

15. SURROUNDING ENVIRONMENT:
    open land
    woodland
    x residential
    scattered buildings visible from site
    commercial
    industrial
    rural
    x high building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: This house occupies the obtuse corner of High and William Streets. It faces west across High Street to the Wesleyan University campus green. William Street slopes down from High Street to a parking lot in the rear of the house.
17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior):
Side by side windows (12 over 6 sash) in gable ends
Federal detail and later Victorian porch and bay windows

SIGNIFICANCE

Architect: Builder: probably Israel Bailey

18. HISTORICAL OR ARCHITECTURAL IMPORTANCE: In 1825 Israel Bailey purchased a four acre tract of land along the south side of the proposed William Street extension to High Street. The street was laid out that year and Bailey, a carpenter by trade, developed this tract one house lot at a time. Sometime between 1825 and 1838 (probably by 1827) Israel Bailey built this house which he occupied until his death in 1875. His daughter Julia and her husband Charles Hulse owned the house until 1900, and after a succession of other owners it was acquired in 1915 by Wesleyan for use as campus housing.

This house is of a three-bay, ridge to street configuration typical of small Middletown houses of the Federal period. Its exterior decorative elements, however, are primarily Greek Revival; with the doorway with side and over lights, full height corner pilasters, simple entablature, and pedimented gable ends most representative of this style. These features are possibly early additions to the house, for an unusual framing system in the attic suggests that the roof was raised to incorporate the added height of the entablature between the second floor windows and the eaves. More commonly in this house type the eaves of the roof rest flush with the tops of the second floor windows. Brackets (see continuation sheet)

PHOTOGRAPH
photographer: Robert Svec
date: 5/78 view: northwest
negative on file: Roll 20, #27

COMPiled BY:
name: John E. Reynolds date: 5/78
organization: Greater Middletown Preservation Trust
address: 21 Washington St., Middletown, Ct. 06457

19. SOURCES: Middletown Land Records; Middletown Probate Records; Middletown City Directories; Photos in "East Hall", "Phi Nu Theta", and "Eclectic Society" files in Wesleyan Archives; 1825 Barnum Map; 1851 Clark Map; 1874 Beers Atlas; 1877 Bailey Map

20. SUBSEQUENT FIELD EVALUATIONS:

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21. THREATS TO BUILDING OR SITE:

X none known  highways  vandalism  developers  other: 
renewal  private  deterioration  zoning  explanation: 

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on the front entablature, a bracketed entrance porch, and a two story Victorian bay window were added sometime after 1877, giving a somewhat Victorian look to the house.

This house, together with 208 High Street to the south and three surviving houses to the east on William Street, were developed by Israel Bailey. Bailey's skill as a builder is shown by the high quality of this house's decoration and the intricate attic framing system. These features make this house an outstanding example of the three-bay, sidehall house in Middletown.